

DOC # 3066
ADOPTED 6/30/8

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF NAGE PROPERTIES INC.
AS DEVELOPER OF DISPOSITION PARCEL 150
IN THE CHARLESTOWN NAVY YARD
CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, NAGE PROPERTIES INC., expresses an interest in, and has submitted a satisfactory proposal for, the development of Disposition Parcel 150 in the Charlestown Navy Yard; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That NAGE PROPERTIES INC. be, and hereby is, tentatively designated as Redevelopers of Parcel 150 in the Charlestown Navy Yard subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and occupancy schedule.

2. That disposal of Parcel 150 by negotiation is the appropriate method of making the land available for redevelopment.
3. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
4. That the Director be and hereby is authorized to execute a Lease Commencement Agreement and License of Early Entry in the Authority's usual form for the purpose of engineering evaluation, site borings and preliminary site work.
5. That the Tentative Designation of NAGE Housing Inc. and Dover Properties Ltd. as developer of Parcels 150 and 39A previously approved by the Authority on February 19, 1987 be, and hereby is, revised to recognize this vote of the Authority.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Developer's Statement for Public Disclosure" (Federal Form H-6004).

PARCEL 150, CHARLESTOWN NAVY YARD LEASE COMMENCEMENT AGREEMENT SUMMARY

Within 30 days of Tentative Designation, the designated developer and the Boston Redevelopment Authority (BRA) will enter into a Lease Commencement Agreement containing the conditions of Final Designation. The Lease Commencement Agreement will be based on the terms and conditions specified below, which will become effective upon Final Designation.

PROPERTY: Parcel 150 at the Charlestown Navy Yard, as designated by Lessor

LESSOR: Boston Redevelopment Authority

LESSEE: NAGE Properties, Inc.

TERM: 65 years

RENEWAL: None

FINAL DESIGNATION: Not more than 180 days from the execution of the Lease Commencement Agreement, subject to extension by mutual agreement of Lessor and Lessee.

LEASE COMMENCEMENT DATE: Simultaneous with Final Designation.

RENT:

A. Option Payment: \$.15 per land square foot per year, to increase by \$.15/GSF per year at each 3 month interval, will commence one month from date of Tentative Designation and will continue until the start of construction. In addition, the developer will make a payment equal to \$.15 per LSF per year for the period from March 1, 1987 to July 1, 1988.

B. Base Rent During Construction: 50 percent of the operational period Base Rent, or \$.50 per GSF per annum payable monthly in advance, will commence at the start of construction and will continue until the Lease Commencement date.

C. Base Rent: \$1.00 per GSF of the improvements to the property per annum payable monthly in advance, will commence on the Lease Commencement date.

D. Percentage Rent: 15 percent of annual net cash flow payable monthly in advance based on a budget prepared annually and submitted to Lessor not less than 60 days prior to the beginning of each fiscal year. Annual net cash flow shall be calculated by subtracting the following items from effective gross income: certified operating expenses, real

estate taxes, Base Rent, and an annual amount equal to 12.5% of certified total project costs. Within 90 days of the end of each fiscal year Lessee shall submit a calculation of Percentage Rent for that year certified by a CPA acceptable to Lessor and shall make a payment or receive a credit of Percentage Rent based on the certified statement. Until the annual Percentage Rent amount is certified, and payments and credits are allocated, the monthly Percentage Rent payment in any fiscal years shall be no less than one-twelfth of the fiscal year.

**MAINTENANCE
FEE:**

\$.05 per GSF of the improvements to the Property per annum will commence simultaneously with execution of Lease Commencement Agreement and thereafter is subject to an escalation formula for the remainder of the Lease. All redevelopers within the Historic Monument Area of the Charlestown Navy Yard will be required to contribute this amount to maintain the public areas therein.

**SECURITY
FEE:**

\$.05 per GSF of the improvements to the Property per annum will commence simultaneously with the execution of Lease Commencement Agreement and thereafter is subject to an escalation formula for the remainder of this Lease. All redevelopers within the Historic Monument Area of the Charlestown Navy Yard will be required to contribute this amount for building security in the Navy Yard.

**HOUSING
ASSISTANCE
CONTRIBUTION:**

The Developer agrees to contribute the sum of three hundred sixty thousand (\$360,000) dollars to a Housing Assistance Fund to benefit the Charlestown Community Fund.

**DESIGN
GUIDELINES
AND REVIEW:**

A. Lessee must adhere to the Design Guidelines issued September 1986 as part of the request for proposals (attached).

B. Lessee must adhere to BRA Design Review Procedures (attached).

C. Lessee must adhere to the BRA Harbor Park Plan.

D. Lessee acknowledges Design Review Procedures will encompass BRA approval of both exterior and interior buildings design.

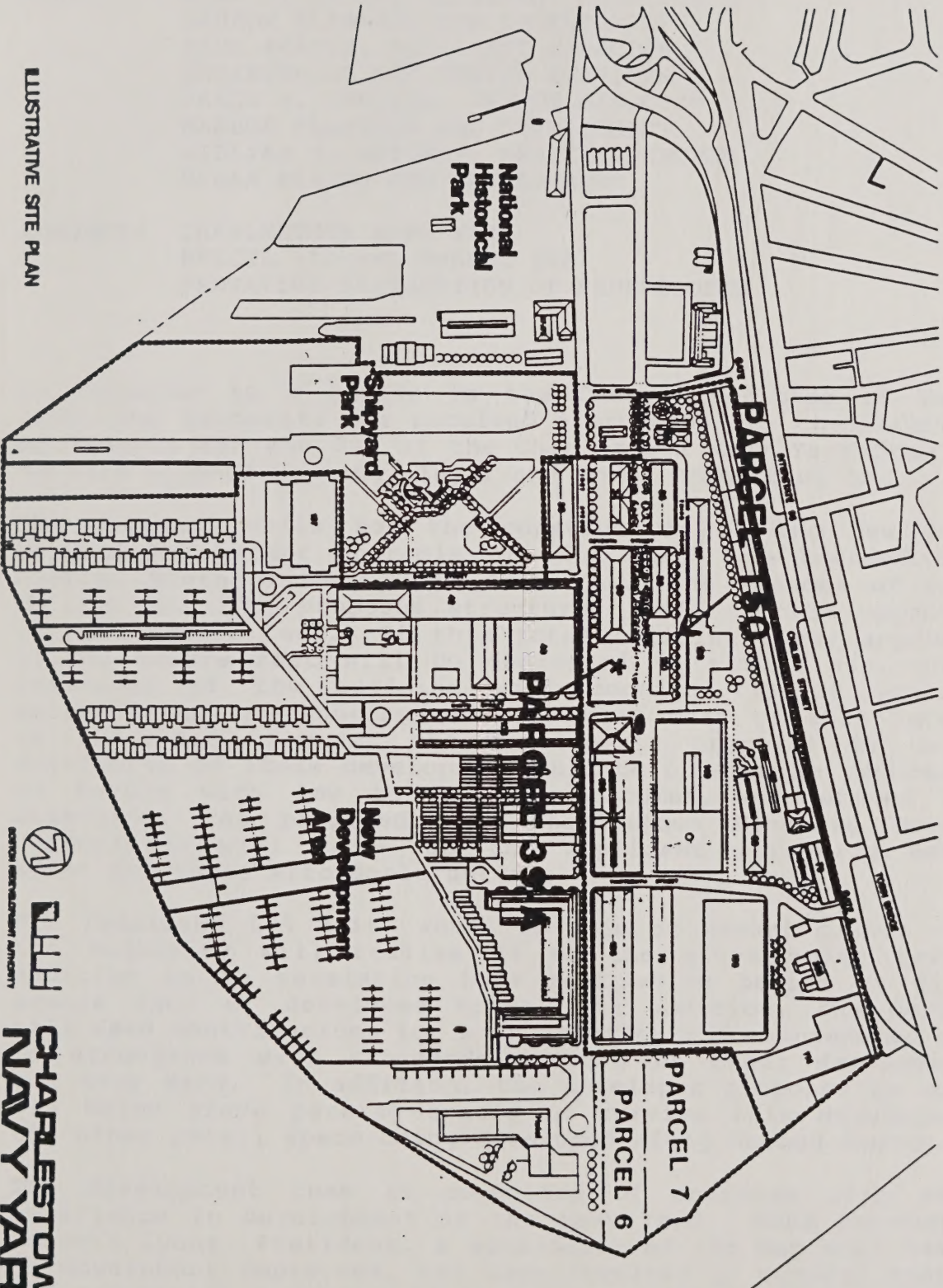
SUBORDINATION:

Lessor's fee interest in the Property will not be subordinated. Lessor's Base Rent will not be subordinated. Percentage Rent will not be subordinated. In the event of a foreclosure, the Lessor may defer Percentage Rent for a period of time sufficient to allow lender to cure.

FINANCING:

Any initial permanent financing may not exceed certified total project costs.

REFINANCING:	Lessor will receive as Additional Rent 15% of net refinancing proceeds upon refinancing.
SALE:	Lessor will receive as Additional Rent 15% of net sales proceeds upon sale.
ALIENATION:	Lessee may not dispose of its interest in the project for five years after issuance of a final certificate of occupancy. Thereafter, Lessee may not dispose of its interest in the project without the written consent of Lessor, such consent not to be unreasonably withheld.
ESTOPPEL CERTIFICATE:	Lessor agrees to provide any lender that notifies the Lessor of its mortgage interest with an Estoppel Certificate granting such lender notice of default and right to cure as may reasonably be required.
CONSTRUCTION OF IMPROVEMENTS:	Lessee must make improvements on the Property in accordance with plans and specifications approved by Lessor as part of Lessee's Final Designation within 18 months of such Designation.
BOOKS AND RECORDS	Lessee must provide Lessor with a statement of project costs computed in accordance with the Land Lease, certified by a CPA, and approved by the Lessor, within 120 days of issuance of a final certificate of occupancy. Lessor will use industry standards as a guide to Lessor's approval. In addition to the reports required for the Percentage Rent calculation, Lessee must provide Lessor with a statement of operation certified by a CPA, and approved by the Lessor, within 90 days of the close of each fiscal year. Lessor will use industry standards as a guide to Lessor's approval.
AFFIRMATIVE ACTION:	Lessee must comply with Mayor's Executive Order concerning Affirmative Action goals for construction employment, permanent employment and minority business contracting. The Lessor will assist the Lessee in meeting these goals.
REAL ESTATE TAXES:	The Property will be fully taxable by the Assessor of the City of Boston at applicable rates.
LIABILITY:	Lessor and the City of Boston will not incur any expenses in the development of the Property. The Property will be leased in an "as is" condition. Lessee will pay for the cost of any utility relocation not paid by any utility company.



ILLUSTRATIVE SITE PLAN

MEMORANDUM

February 19, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
PAUL REAVIS, ASSISTANT DIRECTOR
ENGINEERING AND DESIGN SERVICES
JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
WILLIAM D. WHITNEY, DEPUTY DIRECTOR
URBAN DESIGN AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD
PARCEL 150 AND PARCEL 39A
TENTATIVE DESIGNATION OF REDEVELOPER

In response to a notice in the Central Register of March 19, 1986, the Authority has received a proposal for the redevelopment of Parcels 150 and 39A at the Charlestown Navy Yard from a joint venture of NAGE Housing, Inc., and Dover Properties Ltd.

The proposal calls for the construction of two new buildings on the now vacant, parcels of land which are bounded by First Avenue, Ninth Street, Third Avenue and the facades of Buildings 38 and 39. The proposed structures, will contain approximately 152,000 square feet. Of this total building area, approximately 14,000 square feet will be dedicated to retail use, while the remainder of the building will contain 138,000 square feet accomodating 140 housing units. Total cost of this development is \$23,600.00. Under the developer's proposal 35 units, or one-fourth of those developed, would be offered at reduced prices to buyers with low to moderate incomes, as defined by MHFA standards. As proposed, the Charlestown Economic Development Corporation will serve as the applicant screening and sales agent for these affordable units.

The remaining 105 units would be sold at market prices of which the Authority will realize 4% of the gross sales revenue in addition to an escalating base rent which begins at \$1.00 per square foot of developed space. In addition, the development will make contributions for both security and maintenance services in accordance with standards typical of other developments at the Navy Yard. In addition, the developer proposes to construct 210 below grade parking spaces to service this development and the other retail space being developed along Second Avenue.

The development team is comprised of entities with extensive experience in development at the Navy Yard. NAGE Housing, Inc., Kenneth Lyons, President, a subsidiary of the National Association of Government Employees, has been involved in several residential and commercial developments including Buildings 75 and 106 at

the Navy Yard. William Ezekiel, President of Dover Properties, Ltd., and a Charlestown native, is also a partner in the redevelopment of Building 62, a 43,000 square foot commercial project in the Navy Yard.

Serving as Principal Architect for this proposal will be Mr. Stephen J. Blatt, AIA of Portland, Maine. In addition to being a graduate of Yale College and the Yale School of Architecture, Mr. Blatt has for the past ten years headed the architectural firm which bears his name. Mr. Blatt's firm is involved in numerous residential, health care and commercial development projects including the design and plans for the historic rehabilitation of Building 62 and adjacent public areas in the Navy Yard.

The General Contractor for this project will be the Dorchester based firm, Lee Kennedy Company, Inc. The Kennedy Company is one of the leaders in the Massachusetts construction industry, with a diverse portfolio to its credit. Kennedy has exhibited its skills in new construction in such major projects as Copley Place and in such successful restoration projects as the former Boston Safe Deposit Building, 20 Winthrop Square and 45 Milk Street.

Engineering services are being provided by Cleverdon, Varney and Pike, Inc. of Boston and its President, Mr. William Pineo, P.E. Mr. Pineo is a member of the American Society of Civil Engineers and serves as President of the Boston Association of Structural Engineers. As part of CVP's providing of engineering, architectural and mechanical services, the firm has, since the inception of Mr. Pineo's tenure as President in 1983, been involved in over nine hundred residential units at a cost in excess of thirty million dollars.

In summary, the development as proposed offers numerous benefits to the Authority, including the production of affordable housing, the involvement of a local non-profit corporation as well as a development team of proven experience and the provision of a continuing source of income to the Authority.

It is recommended, therefore, that NAGE Housing, Inc., and Dover Properties, Ltd., be granted Tentative Designation as developers of Parcels 150 and 39A at the Navy Yard.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF NAGE HOUSING INC., AND
DOVER PROPERTIES LIMITED
DISPOSITION PARCELS 150 AND 39A
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, NAGE HOUSING INC., AND DOVER PROPERTIES LIMITED expresses an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 150 and 39A in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That NAGE HOUSING INC., AND DOVER PROPERTIES LIMITED be and hereby is tentatively designated as Redeveloper of Disposition Parcels 150 and 39A in the Charlestown Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and occupancy schedule.
2. That disposal of Parcels 150 and 39A by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute a Lease Commencement Agreement and Early Entry Agreement to expedite the development of the parcel.
 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
 5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HUD-004
(9-89)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Jamestown Place Limited Partnership
 b. Address and ZIP Code of Redeveloper: 4 Longfellow Place, Suite 3602
 Boston, MA 02114
 c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Navy Yard

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
 is described as follows²

Parcel 39A

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☒ A partnership known as Jamestown Place Limited Partnership
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization
6/28/88

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal member shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- X If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- X If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- X c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- X If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- X If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
1) William F. Ezekiel President, Kendall Development 4 Longfellow Place Boston, MA 02114	General Partner and President 50% Jamestown Place Limited Partnership
2) Dennis J. Morgan President, Morgan Associates 4 Longfellow Place Boston, MA 02114	General Partner and Treasurer 50% Jamestown Place Limited Partnership

6. Name, address, and nature and extent of interest of each person or entity (not named in response to item 5 who has a beneficial interest in any of the shareholders or investors named in response to item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
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N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under item 5 or item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this item 5. In such case, the information referred to in this item 5 and in items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ N/A
- b. Cost per dwelling unit of any residential redevelopment. \$ N/A
- c. Total cost of any residential rehabilitation. \$ N/A
- d. Cost per dwelling unit of any residential rehabilitation. \$ N/A

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
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N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N/A

CERTIFICATION

I (We), Jamestown Place Limited Partnership

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: June 28, 1988.

Dated: June 28, 1988

William F. Lybail
Signature

Alexis J. Morgan
Signature

President and General Partner

Treasurer and General Partner

4 Longfellow Place, Boston, MA 02114

4 Longfellow Place, Boston, MA

02114

MEMORANDUM

JUNE 30, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
PAUL REAVIS, ASSISTANT DIRECTOR
ENGINEERING AND DESIGN SERVICES

SUBJECT: CHARLESTOWN NAVY YARD: PARCELS 39A & 150
AUTHORIZATION TO REVISE TENTATIVE DESIGNATION
OF DOVER PROPERTIES AND NAGE HOUSING INC.

SUMMARY: Memorandum requests revision of Tentative Designation of N.A.G.E. Housing, Inc., and Dover Properties Ltd. on Parcels 39A & 150 in the Charlestown Navy Yard such revision to recognize the Kendall Development Corporation as developer of Parcel 39A and NAGE Properties Inc. as developer of Parcel 150.

On February 19, 1987, the Authority, granted Tentative Designation to the joint venture of N.A.G.E. Housing, Inc. and Dover Properties Ltd. for the development of a mixed-use project on Parcels 39A & 150 within the Charlestown Navy Yard (see attached memorandum and resolution). The tentatively designated proposal called for the construction of two buildings consisting of 140 housing units (approximately 138,000 sf), and 14,000 sf of retail space on the two vacant parcels which are bounded by First Avenue, Ninth Street, Third Avenue, and the eastern lease area boundaries of Buildings 38 and 39 in the center of the Navy Yard's Historic Monument Area (see map).

Since that time, the joint venture, consisting of N.A.G.E. Housing, Inc. (Kenneth T. Lyons and Joseph DeLorey, Principals) and Dover Properties Ltd. (William Ezekiel, President), have been working on design and engineering issues related to the development of Parcels 39A & 150.

Over the last nine months, the joint venture has prepared and presented several versions of schematic design concepts to the Authority's staff, for informal discussion and comment. These discussions have concerned the general density and massing, architectural, environmental, and financial aspects of the project, and have continued to evolve towards a mutually acceptable proposal. The developer, on February 1, 1988, formally submitted a schematic design proposal for the first phase of the project, a below grade parking facility, to be built under the entire lot area to accommodate the on-site parking necessary for the project.

At this time, however, the principals of the joint venture partnership have reached an agreement that the development of the project would be more expeditiously accomplished as two separate projects, each undertaken by a separate entity, with Parcel 39A to be developed by the Kendall Development Corporation, and Parcel 150 by NAGE Properties Inc.

As proposed, each of the two joint venture partners would separately undertake the development of a single project on each parcel. The Kendall Development proposal consists of the development of approximately 76,000 square feet of commercial space and 80 below grade parking spaces, to be accommodated in a six and one half story structure on Parcel 39A. NAGE Properties Inc. proposes to construct 76,000 square feet of commercial space and related below grade parking in a seven story building on Parcel 150.

Each developer has proposed to make a voluntary contribution of \$380,000 (or \$5 per square foot) to a housing assistance fund to benefit Charlestown residents and future residential development in the community. The allocation of these funds will be discussed among the development teams, the Authority staff, and community representatives, and a more specific proposal for the disposition of such funds will be presented to the Authority for its approval prior to each Final Designation.

As has been the case with all other buildings at the Navy Yard, the preconstruction obligations of the developer and the financial terms of each development will be formalized in separate Lease Commencement Agreements to be executed with each developer. A summary of the proposed agreements is attached to this memorandum.

In order to expedite the development of these two parcels, it is recommended that the Tentative Designation of N.A.G.E. Housing, Inc., and Dover Properties Ltd., for the development of Parcels 39A and 150 in the Charlestown Navy Yard, be revised and that each of the parties be separately granted Tentative Designations as the developers of the two parcels.

Appropriate resolutions are attached.

